



Grooms Cottage, Scarborough Rd, Norton, Malton, YO17 8EF £450,000

Grooms Cottage is an attractive Victorian built former coach house with bags of character that has just undergone a degree of renovation and modernisation to include, new windows, heating system, wiring, new flooring, and decoration throughout, with the insulation values of a modern-day house, bathrooms, and a Bespoke Kitchen measuring 22ft x16ft of open plan room with space for a dining table and chairs the main focal point of the house.

4 x Bed

2 x Bathroom

1 x Reception

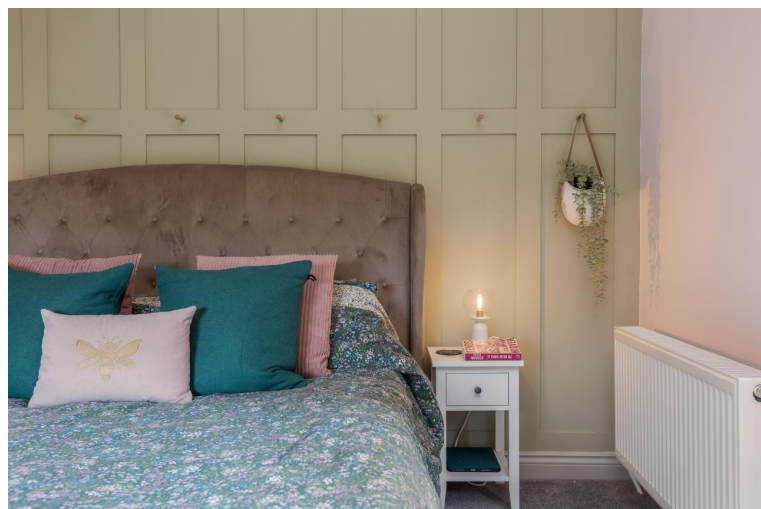
Gilleards Your Personal Agent
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- Grooms Cottage
- Victorian former coach house
- Local occupancy clause

- Renovated and modernised
- Bespoke kitchen focal point of the house
- No onward chain





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Description;

Grooms Cottage is an attractive Victorian built former coach house with bags of character that has just undergone a degree of renovation and modernisation to include, new windows, heating system, wiring, new flooring, and decoration throughout, with the insulation values of a modern-day house, bathrooms, and a Bespoke Kitchen measuring 22ft x16ft of open plan room with space for a dining table and chairs the main focal point of the house. The property is a fantastic blend of "Old & New" with parking for multiple vehicles a nice size garden and a large brick built double garage with potential in itself. The property is double glazed, has zoned underfloor heating to the ground floor, radiators to the first floor with heatmiser thermostats individually controlling each room throughout and briefly comprise; Farmhouse style kitchen/dining room, utility, shower room and sitting room. Upstairs to the first floor there is a master bedroom, guest bedroom along with two further bedrooms and the house bathroom. Viewing recommended and by appointment only.

Location;

The house is located on the edge of Norton and is only one mile from a wide range of amenities in Norton & Malton which include; schools both primary and secondary, banks, supermarkets, restaurants, coffee houses, leisure centre and swimming pool, locally run cinema along with lots of other local business's to hand. With the Scarborough to Liverpool train line running through Malton, commuting to York, Leeds and London is easy, there is also the Coastliner bus service and the A64 by pass close by giving easy access to York and the coast. With some beautiful country estates to visit along with Dalby forest and all it's activities it has to offer, there are some of the most beautiful countryside walks on your doorstep. Ryedale is a diverse area to live and bring up a family.

Kitchen/diner

Farmhouse style range of bespoke base and larder units and matching work tops, sink unit with mixer taps, integral dishwasher and fridge freezer, space for a range cooker with extractor fan and hood inset to a chimney breast with two windows to either side. There is a central unit for preparation and breakfast bar, limestone tiled floor and space for a dining table and 10 chairs. There is a staircase leading to the first floor and doors opening to

Utility room

Wall and base units with matching work tops and a limestone tiled floor, plumbing for the washing machine, this is the real engine of the home, with the underfloor heating system, radiators, CAT-6 and TV aerial cables all run from here..

Wet room

The wet room is a three-piece suite comprising low level W/C, wash hand basin, shower unit, under-stair cupboard, fully tiled walls and floor.

Sitting room

This is a cosy room with a limestone tiled floor, remote-controlled electric fire and large window looking out onto the courtyard.

First Floor

Bespoke wooden Staircase leads to the first-floor landing area which has doors leading to

Master bedroom

Double bedroom is positioned to the right of the property with dual aspect windows and a vaulted ceiling giving the room a lovely feeling of space.

Guest bedroom

Double bedroom positioned to the front of the property maintains an original cast iron fireplace and also has a vaulted ceiling.

Bedroom three

Three quarter bedroom is positioned to the side of the property with windows overlooking the patio and driveway of the house.

Bedroom four

Three quarter room positioned to the side of the property.

Bathroom

Positioned to the rear of the property the bathroom has a white three- piece suite which comprise free standing bath with shower attachment, low level W/C, wash hand basin, part mermaid panel wall and vinyl floor.

Double garage

Double garage is brick built and has potential to develop, if necessary planning were in place. There is power and light windows to the side and rear elevation and two sets of double doors to enter.

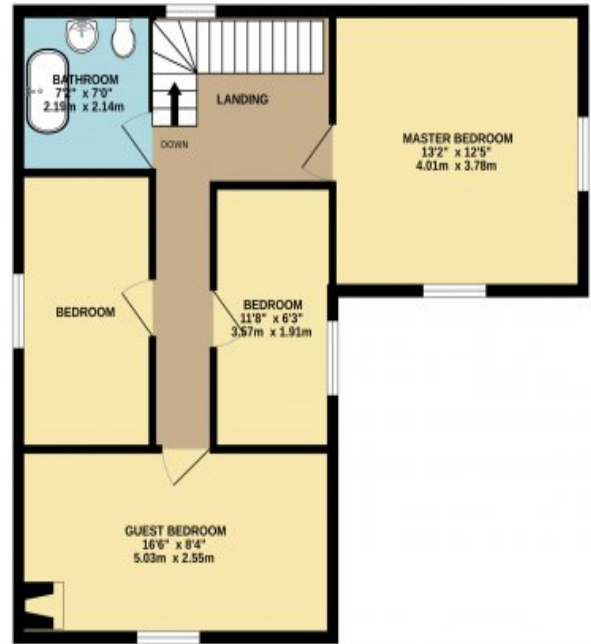
Front garden

A gravel drive with wall to the perimeter brings you down to the property and opens up to allow parking for multiple vehicles. There is a limestone paved courtyard area to the front of the house incorporating cobblestones and a Victorian cast iron stable divider originating from within the property, a perfect area for alfresco dining. There is a further private sandstone flagged patio area with pergola leading onto a garden area to the side of the garage which is set to lawn with established mature shrub borders, gravelled area for seating and hedge to the perimeter.

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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